



TO LET

**GROUND FLOOR
RETAIL UNIT**

217 Sq Ft (20.2 Sqm)

- Prominent Ground Floor Retail Unit
- Surrounded by a Wide Variety of Local Amenities
- Excellent Communication Links

**6 Town Gate
Guiseley
Leeds
LS20 9JA**

**Guide Price
£6,000 per annum**

Location

The property is located prominently fronting Town Gate, close to the mini roundabout junction with Oxford Street and Queensway in the popular North- West Leeds suburb of Guiseley. The surrounding area is mainly residential with pockets of commercial accommodation including a number of retail units, offices and industrial.

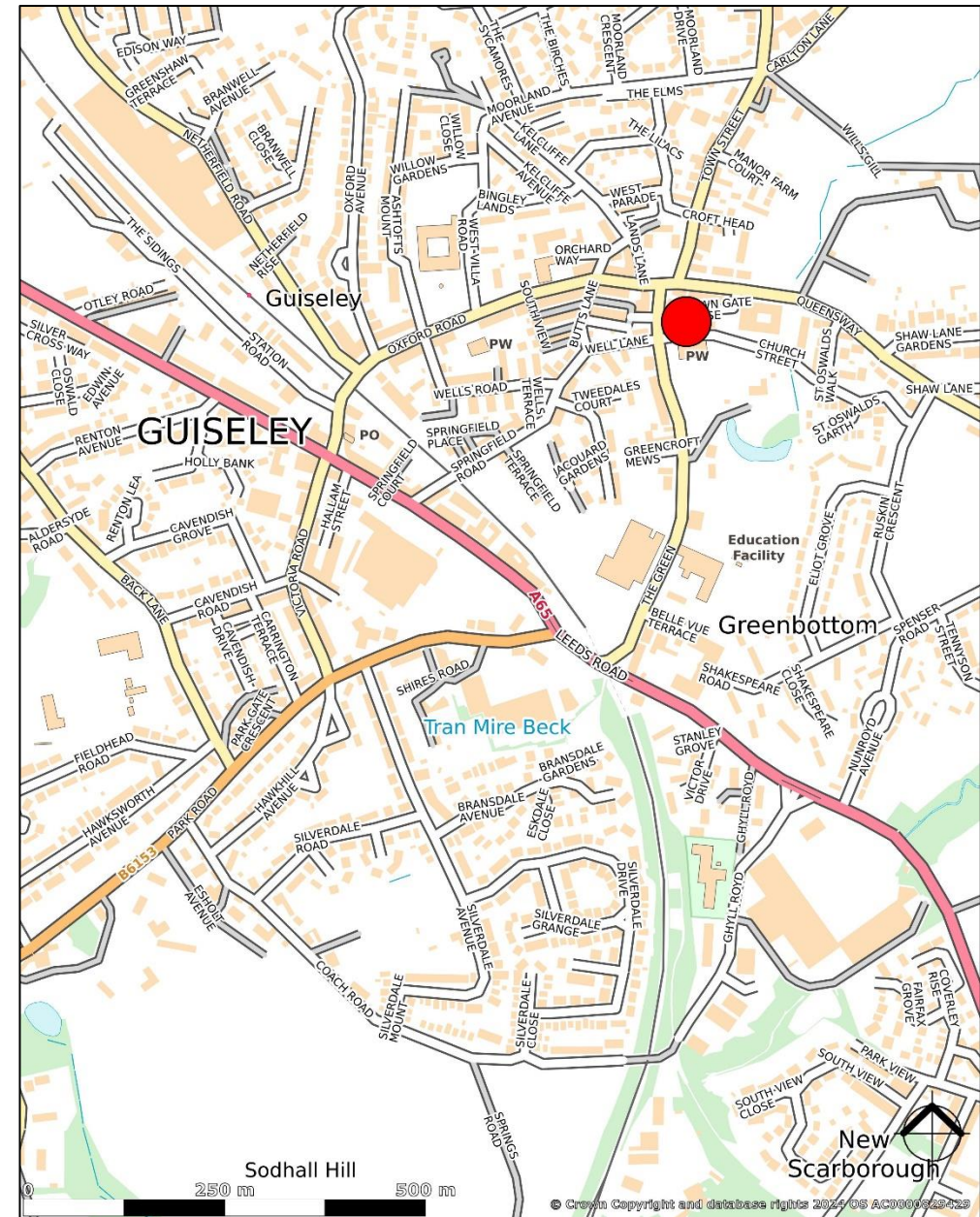
6 Town Gate provides strong access routes to both Leeds and Bradford City Centers and benefits from excellent communication links including Guiseley train station located in very close proximity (0.5 miles) as well as a strong local public bus service network.

Description

The available property comprises of a ground floor retail (Kiosk Style - No WC) unit positioned at the end of a two-storey stone terraced building.

Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:
217 Sq ft (20.2 Sq m)



EPC

The property benefits from an EPC rating of C-58. A full copy is available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

It is understood that VAT is not applicable at the prevailing rate.

Terms

The property is available to let on new effective full repairing and insuring terms at a commencing rental of £6,000 p.a.

Rateable Value

It is understood that the current rateable value for the property is £5,400 within the 2023 Rating list.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the offeree prior to instructing solicitors.

Misrepresentation Act:

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Produced: September 2024

For more information, please contact:

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All Enquiries:

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